

Chapter 128

Campgrounds

[**HISTORY:** Adopted by the Board of Supervisors of the County of Page 5-11-1999; amended in its entirety 4-16-2013. Subsequent amendments noted where applicable.]

GENERAL REFERENCES

Trailers — See Ch. 109.

Abandoned vehicles — See Ch. 115.

Vehicles and traffic — See Ch. 118.

Zoning — See Ch. 125.

§ 128-1 Purpose.

The purpose of this chapter shall be to provide rules, regulations and standards for development of campgrounds in the County of Page, ensuring that the public health, safety and general welfare are protected; that orderly growth and development together with the conservation, protection and proper use of land, and the rural character of the county shall be ensured; that proper provisions for all public facilities shall be made; and that Page County government is given appropriate control over the zoning and location of campgrounds in Page County.

§ 128-2 Adoption of statutory provisions.

All of the provisions and requirements of the laws of the State of Virginia contained in Title 35.1 pertaining to campgrounds and all of the provisions of Virginia's Department of Health Rules and Regulations Governing Campgrounds, known as 12 VAC 5-450-10 through 12 VAC 5-450-230, as amended, except those provisions and requirements which, by their very nature, can have no application to or within the County of Page, are hereby adopted and incorporated in this chapter by reference and made applicable within the County. Such provisions and requirements are hereby adopted mutatis mutandis, and made a part of this chapter as fully as if set forth at length herein, and it shall be unlawful for any person within the County to violate or fail, neglect or refuse to comply with any provision of Title 35.1 of the Code of Virginia, as amended, and the provisions of Virginia's Department of Health Rules and Regulations Governing Campgrounds, known as 12 VAC 5-450-10 through 12 VAC 5-450-230, as amended, which are adopted by this section, provided that in no event shall the penalty imposed for the violation of any provision or requirement hereby adopted exceed the penalty imposed for a similar offense under the Code of Virginia. This incorporation is for the purpose of ensuring uniformity between the Code of the County of Page and state laws.

§ 128-3 Definitions.

As used in this chapter, unless the context requires otherwise or it is otherwise provided, the following terms shall have the meanings indicated:

ACCESSORY USES

Offices, recreational facilities, convenience stores, gift shops, service buildings, restrooms, dumping stations, showers, laundry facilities, storage units and other uses and structures customarily a part of the campground operation for the use of occupants.

AUTHORITY HAVING JURISDICTION

The organization, office or individual responsible for approving equipment, equipment installation, a permit or a procedure.

CABIN/CAMPING ~~CAMPING CABIN~~

~~A hard-sided shelter~~ **camping unit** less than 400 square feet ~~or less, in area.~~

CAMPERS

Guests of the campground ~~Persons~~ participating in **overnight** camping.

CAMPGROUND

Includes, but is not limited to, a travel trailer camp, recreation camp, family campground, camping resort, camping community, or any other area, place, parcel, or tract of land, by whatever name called, on which three or more campsites are occupied or intended for occupancy, or facilities are established or maintained, wholly or in part, for the accommodation of camping units for periods of overnight or longer, whether the use of the campsites and facilities is granted gratuitously, or by rental fee, lease, or conditional sale, or by covenants, restrictions, and easements. "Campground" does not include a summer camp, migrant labor camp, or park for ~~mobile~~ **manufactured** homes as defined in § 35.1-16 **32.1-203** and ~~32.1-203~~ **36-85.3** of the Virginia Code, as amended, or a construction camp, storage area for unoccupied camping units, or property upon which the individual owner may choose to camp and not be prohibited or encumbered by covenants, restrictions, and conditions from providing his sanitary facilities within his property lines.

- A. **PRIMITIVE SITE** A campsite ~~where no utility hookups are provided.~~ **that is characterized by the absence of toilets, showers, lavatories, electrical connections, or any combination thereof.**
- B. **DEVELOPED SITE** A site accessible by vehicular traffic where ~~c~~Campsites are ~~substantially~~ developed with one, or more, utility, e.g., sewer, water and/or electricity.

CAMPING UNIT

~~A tent, tent trailer, travel trailer, camping trailer, pickup camper, motor home, camping cabin, and any other device or vehicular type structure for use as a temporary living quarter or shelter during periods of recreation, vacation, leisure time, or travel.~~ **A tent, tent trailers, travel trailers, camping trailers, pick-up campers, motor homes, yurts, cabins, or any other device or vehicular-type structure as may be developed marketed and used by the camping trade for use as temporary living quarters or shelter during periods of recreation, vacation, leisure time, or travel. A camping unit shall be limited to 400 square feet or less in area. A camping unit shall consist of a single-story structure, with an additional sleeping loft allowable not to exceed 25 percent of foundation footprint.**

CAMPSITE

~~A~~ **Any** plot of ground within a campground used or intended for the occupation by ~~the~~ **a** camping unit or units. ~~under the control of a camper.~~

DENSITY

The number of campsites per ~~unit of land~~ **acre of land** ~~on a tract or parcel.~~

DEVELOPED AREA / ACRE

The area or areas within the campground that may include campsites, structures, impervious surfaces, roads, developed recreational facilities, or are used by motorized vehicles.

GREENBELT

A buffer zone consisting of a strip of land, containing landscaping or other aesthetic site-obscuring features, intended to buffer potentially incompatible uses. Greenbelts may include utilities and other underground facilities but not camping units, buildings, **roads (except those used for ingress or egress),**

trails, or recreation areas.

MINIMUM PARCEL SIZE

~~The minimum land area required to accommodate a campground.~~

OCCUPANCY

~~The presence of overnight guest(s) in a camping unit for a site, whether the use of the Campsites and facilities is granted gratuitously, or by rental fee.~~

OPEN AREA

The area or areas within the campground that do not include campsites, structures, impervious surfaces, roads, developed recreational facilities, or are used by motorized vehicles. Areas between campsites or within campsite clusters are not to be considered open area.

OPERATOR

~~The owner of the campground or his/her designee.~~ any person employed or contracted by a campground owner who is responsible for the management and general administrative operation of the campground.

OWNER

Person or entity holding title to the parcel on which the campground is located.

RECREATION AREA

A specific undeveloped open area of the campground, either of land or an area of water or a combination of land and water, which is designed and intended for the use or enjoyment of guests of the campground campers.

RECREATIONAL FACILITY

A recreational space for the use or enjoyment of campers developed with permanent structures or impervious surfaces.

RENT

Compensation or other consideration given for a prescribed right, use, possession or occupancy of a campsite.

RENTAL/ON-SITE

~~A camping unit placed within a campground which is available for rental to guests.~~

RV'ERS

~~Individuals who use recreational vehicles for camping, those who stay for a day, week, or even up to seven months (extended stay) as an alternative to other types of lodging.~~

SERVICE BUILDING

A structure or portion thereof that is used to house sanitary facilities, such as water closets toilets, showers, or lavatories. It may include other facilities for the convenience of the campground guests.

SITE

~~A plot of ground within a campground used or intended for the occupation by the camping unit or units under the control of a camper.~~

TENT

A portable shelter, consisting of synthetic fabrics or natural skins stretched over a flexed or rigid framework.

TRANSIENT OCCUPANCY

The presence of overnight guest(s) for any period of less than thirty (30) consecutive days in a camping unit for a site, whether the use of the Campsites and facilities is granted gratuitously, or by rental fee.

YURT

A round, domed, temporary or permanent, typically a one-room shelter or structure.

§ 128-4 **Enforcement; zoning; ~~site plan~~ application requirements; permit approval.**

- A. Enforcement. The Page County Zoning Administrator is the officer having enforcement authority.
- B. Zoning. Campgrounds may be allowed in **the** Woodland-Conservation (W-C) and **the** Agricultural (A-1) **Zoning** Districts by special use permit **only**. **Campgrounds are prohibited in all other zoning districts.**
- C. **Site Plan Application** Requirements. ~~In order to insure the provision of adequate, properly designed sanitation facilities at campgrounds, any person planning construction, major alteration or extensive addition to any campground shall, prior to the initiation of any such construction, submit to the Page County Health Department, complete plans, at a minimum scale of one inch to 50 feet, and statements which show the following:~~ **The application shall contain:**
 - (1) ~~Name and address of applicant.~~ **The name and address of the person applying to be the permit holder, and a designation of whether that person is the owner or the intended operator of the campground. Proof of land ownership and/or lease is required.**
 - (2) **A narrative, at a minimum, identifying the applicant and/or operator, owner of the proposed project, a history of the owner(s) and/or applicant(s) and or operator(s) campground experience, including but not limited to a list of all campgrounds currently owned or being operated as well as those previously owned or operated, any legal challenges, claims, or regulatory violations in which the owner(s) and/or applicant(s) and/or operator(s) were named or identified, and the name of any proposed entity under which they intend to operate, if different.**
 - (3) **A property management plan demonstrating how the proposed campground will be managed and how the impact on neighboring properties will be minimized. A copy of proposed campground rules shall be included. A copy of the proposed evacuation plan shall be included.**
 - (4) **A site plan, at a minimum scale of one inch to 50 feet, for the proposed campground which shall include:**
 - a) **The proposed** ~~Location, boundaries, and dimension of the proposed project.~~
 - b) **The proposed** number, location, and dimensions of all campsites. **Site plan must also show proposed setbacks from all campsites to property lines.**
 - c) **The proposed types and locations of all camping units. Site plan must also show proposed setbacks from camping units to property lines.**
 - d) **The proposed sources and location of the water supply.**
 - e) **The proposed method and location of sewage disposal system.**
 - f) **The proposed** number, description, and location of proposed sanitary facilities **and dump stations, sewer lines, etc.** ~~such as toilets, dump stations, sewer lines, etc.~~
 - g) **The proposed location of waste containers and method of trash disposal.**

- h) The **proposed** description and location of all interior roads **to include width and surface type**.
- i) The **proposed** number, description, and location of proposed motor vehicle parking spaces and/or parking areas.
- j) The **proposed** description and location of all buildings and/or structures, including but not limited to offices, recreational facilities, convenience stores, gift shops, service buildings, maintenance buildings, storage buildings, etc. and open area and/or recreational areas. **Must also include location of any existing buildings or structures.**

(5) ~~A The description of any landscaping plans~~ **plan which shall include:**

- a) A map which shows the proposed location of all campground facilities and amenities, surface water features, the greenbelt and all landscaped areas, including the location and description of types of vegetation, spacing of vegetation, landscaping of the campground and proposed and/or existing fencing. The use of recent aerial imagery in the map is encouraged.
- b) A description of existing vegetation.
- c) A description of existing and proposed shade cover.
- d) A description of the dimensions of all landscaped areas and proposed tree, shrub and groundcover species.

(6) Such other pertinent information as the **Page County Zoning Administrator** ~~Virginia Health Commissioner or the Page County Health Department~~ may deem necessary.

- D. Permit approval. Before any permit is issued for construction of, ~~major~~ alterations to, or ~~extensive~~ additions to any campground, the plans and specifications shall first be approved by the County Planning/Building/Zoning Office(s), **the Virginia Department of Transportation (VDOT), the office of Emergency Services,** and the Page County Health Department, taking into account all of the provisions as set out herein, as well as such special conditions as may be imposed by the Planning Commission **and the Board of Supervisors,** and provided further that said plans and specifications are in accordance with state regulations governing campgrounds, including, but not limited to Title 35.1 of the Virginia Code, as amended, and the Virginia Department of Health's Rules and Regulations Governing Campgrounds, 12 VAC 5-450-10 through 12 VAC 5-450-230, as amended from time to time.

§ 128-5 Standards.

- A. Permitted camping units. Only **camping units** ~~tents, tent trailers, travel trailers, camping trailers, pickup campers, motor homes, or camping cabins, as defined above, or any other device or vehicular type structure as may be developed, marketed and used by the camping trade for use as temporary living quarters or shelter during periods of recreation, vacation, leisure time, or travel shall be allowed.~~
- B. **Transient occupancy. Only transient occupancy, as defined herein, for campers is permitted. Occupancy exceeding thirty (30) days is prohibited. Permanent occupancy prohibited.** ~~No camping unit shall be used as a permanent place of abode, dwelling or business. or for indefinite periods of time. Continuous occupancy extending beyond seven months in any twelve-month period shall be presumed to be permanent occupancy.~~
- C. Site requirement/density.
 - (1) ~~The minimum parcel size shall be~~ **No campground shall be less than** 10 contiguous acres.
 - (2) The average number of campsites per **developed** acre shall not exceed **20-15**.

- (3) Each campsite (~~including parking space~~) shall be a minimum of ~~1,600~~ **1,800** square feet of space and shall not be less than ~~25~~ **30** feet wide at its narrowest point.
- (4) A minimum of ~~20~~ **25 percent to 40 percent** of the entire ~~tract of land~~ **campground**, in accordance with table below, shall be open area and/or recreation area, of which no more than 50% ~~percent~~ can be a body of water. ~~Campsites, service buildings, roads, or greenbelt shall not be included as open and/or recreation area.~~

Campground Size (acres)	Minimum Percent Open / Recreation Area
10 to 14.99	25 percent
15 to 19.99	30 percent
20 to 39.99	35 percent
40 or more	40 percent

- (5) Exposed ground surfaces in all parts of a campground shall be paved or covered with crushed stone or gravel or protected with a vegetative growth or other natural growth that is capable of preventing soil erosion and eliminating objectionable dust.
 - (6) Each campsite shall be identified by number and section. Camping units within a campground shall be required to be located within the designated campsites.
- D. Recreational Facilities.** Recreational facilities such as miniature golf, inground pools, picnic grounds and/or picnic shelters/pavilions, dog parks, playgrounds, jumping pillows, climbing walls, horseshoe pits, basketball, volleyball, tennis, and pickleball courts, and fishing ponds are considered accessory uses in a campground. Campgrounds shall be limited to three inground pools with a total aggregate water surface area of 7,000 square feet. Other recreational facilities proposed beyond those listed shall be considered in accordance with applicable zoning ordinance requirements. ~~Prohibited uses in a campground include shooting ranges, archery, and motorsports facilities/race track.~~ Access to recreational facilities by the general public, excluding campers and guests as approved by the conditions of the SUP, is prohibited.
- E. Landscaping.** The preservation of existing healthy regionally-native species should be prioritized. Use of regionally-native trees, shrubs and groundcovers is strongly encouraged. Landscaped areas in proximity of ponds, streams or the Shenandoah River should receive particular consideration to protect water quality and wildlife habitat.
- F. Lighting.** Any lighting that is provided on the campground ~~will~~ **shall** be directed downwards, so as to ~~minimize not produce a glare onto~~ adjoining properties, ~~the night sky, or public roads.~~
- G. Fires.** Any outdoor fires on the campground shall be enclosed by a fire ring. **Only one fire ring per campsite shall be permitted.** All fire rings shall be enclosed by a durable, nonflammable material at least eight inches in height. **The campground operator shall provide or sell firewood for the use of campers.** Firewood must **be kiln-dried** or otherwise originate ~~in~~ **from** Page County ~~and remain in Page County.~~ **All firewood must remain in the campground.**
- H. Perimeter fencing.** **Perimeter fencing is desired.** Where perimeter fencing is not provided, ~~the campground shall be blazed~~ **a sign shall be posted** every 25 feet, ~~and a sign shall be posted every 50 feet~~ which states: "NO CAMPERS BEYOND THIS POINT," in a minimum size of two-inch letters. The signs shall be posted on the property line of the campground.

- I. Waste and trash disposal. A proper method of waste and trash disposal is required. The location of waste and trash containers within the campground shall be made available for guests and visitors, shall clearly be identified onsite and orderly maintained, and be constructed in a manner that is animal proof. It shall be the responsibility of the campground owner/operator to dispose of all waste and trash off-site at a sanitary landfill permitted by the Department of Environmental Quality. If the owner/operator utilizes a contracted service for disposal, they shall inform the County and provide a copy of such contract to the Zoning Administrator. Recycling is encouraged.
- J. ~~Yards and setbacks. The minimum setback from property lines shall be 50 feet; a greenbelt shall be included within the setback area.~~ Setbacks and greenbelt. The minimum setback from property lines shall be 50 feet. To ensure sufficient screening, an equivalent greenbelt area shall be included within the setback and shall be landscaped with regionally-native and noninvasive plant materials consisting of an evergreen and deciduous mix (as approved by Page County), except to the extent that existing vegetation or natural landforms on the site provide such screening as determined by Page County. Trees shall be a minimum of six feet in height at time of planting and in staggered rows of 10 feet on center. In the event existing vegetation or landforms providing the screening are disturbed, new plantings shall be provided which accomplish the same. The effectiveness of screening shall be maintained as the plant materials mature. Unhealthy and dead plants shall be replaced within six months. A greenbelt may not be required along campground boundaries that are contiguous with Shenandoah National Park or George Washington National Forest.
- K. On-site operator. ~~If an on-site operator is not provided, a point of contact for the campground shall be designated and emergency contact information provided and posted conspicuously at the campground.~~ An on-site operator, contracted service, or employee must be provided for campgrounds with five or more campsites. For four or fewer campsites without an on-site operator, contracted service, or employee, a point of contact for the campground shall be designated and emergency contact information provided and posted conspicuously at the campground.
- L. Fireworks. Fireworks shall be prohibited within the boundaries of the campground.
- M. Drones. The use of drones by campers is prohibited.
- N. Golf carts. The use of electric golf carts is permitted.
- O. Special use permit requirements. In addition to requirements listed above and in Section 128-4.C, the special use permit shall also consider the following on a site-by-site basis:
- (1) Maximum number of campsites, campers, and approved guests allowed.
 - (2) Accessibility of emergency services.
 - (3) Quiet hours ~~(to include use of generators).~~
 - (4) Use of portable generators.
 - (5) ~~Fireworks.~~ Landscaping. Use of native trees and shrubs are preferred, as well as protection of existing native vegetation. Use of landscaped berms in the greenbelt shall be considered.
 - (6) Use of off-road vehicles ~~and gas-powered golf carts.~~
 - (7) Additional fencing and buffer requirements adjacent to existing dwellings and areas of potential growth.
 - (8) Impact of traffic on nearby residences, and mitigation thereof.

(9) Aesthetic standards to ensure the preservation of the rural character of the surrounding area.

(10) Location and dimensions of recreational facilities.

§ 128-6 Health and sanitation requirements.

- A. Requirements. All health and sanitation requirements shall be in accordance with the Virginia Department of Health Rules and Regulations Governing Campgrounds (12 VAC 5-450 et al).
- B. Service building. Campgrounds must have a service building constructed of ~~cleanable, nonabsorbent materials, maintained in good repair and in a clean and sanitary condition and~~ meeting the requirements of the Virginia Department of Health Rules and Regulations Governing Campgrounds (12 VAC 5-450 et al.). All service buildings shall also conform to ~~all existing Virginia and Page County Building Codes~~ **the Uniform Statewide Building Code.**

§ 128-7 ~~Design of access to campground.~~ Access to campground, roads, and parking.

- A. Location and access.
- (1) Direct access to public street. Except as stated below, no campground shall be ~~located except~~ **with permitted without** direct access to a public street maintained by VDOT with appropriate frontage thereon to permit appropriate design of entrances and exits. No entrance or exit from a campground shall be permitted through a residential zone.
 - (2) Private road. If the proposed campground parcel does not adjoin a public street, a fifty-foot deeded right-of-way, with appropriate frontage at the public street to permit appropriate design of entrances and exits, must be obtained to provide access to the parcel. Road condition, maintenance responsibilities, and the rights of the servient tenants shall be considered in the special use permit.
- B. Entrances and exits. Entrances and exits to campgrounds shall be designed for safe and convenient movement of traffic into and out of the campground and shall be designed to minimize marginal friction with free movement of traffic on adjacent streets. All traffic into or out of the campground shall be through such entrances and exits. Entrances shall be constructed utilizing appropriate radii and grades to accommodate movement of all vehicles using/entering the campground. All entrances **and exits** onto public roads shall meet VDOT requirements.
- C. Road requirements. Interior roads and access to individual sites shall consist at a minimum of an all-weather gravel surface. All interior roads shall be a minimum width of ~~10~~ **18** feet for one-way traffic and ~~20~~ **24** feet for two-way traffic. **Dead-end access roads, if necessary, shall be limited to 150 feet in length, shall be provided with a cul-de-sac 60 feet in radius at the outside of the curb. No roads within a campground shall have any grade exceeding 12%.** No campsite shall have direct access to a public street.
- D. **Parking Requirements.** Each campsite shall include a minimum of two parking spaces. Additional parking spaces are required for any accessory uses and heavy traffic. No parking is allowed outside of designated parking spaces.
- E. **Speed limit.** General speed limit in a campground shall be posted and shall not exceed 15 miles per hour.

~~§ 128-8 Yards and setbacks.~~

~~The minimum setback from property lines shall be 50 feet; a greenbelt shall be included within the setback area.~~

~~§ 128-9 On-site operator.~~

~~If an on-site operator is not provided, a point of contact for the campground shall be designated and~~

~~emergency contact information provided and posted conspicuously at the campground.~~

§ 128-108 Violations and penalties.

~~Any person, firm or corporation, whether as principal, agent, employee or otherwise, violating, causing or permitting the violation of any of the provisions of this chapter shall be guilty of a misdemeanor and, upon conviction thereof, may be fined up to \$2,500 or imprisoned for up to 12 months, or both. Such person, firm or corporation shall be deemed to be guilty of a separate offense for each and every day during which any portion of any violation of this chapter is committed, continued or permitted by such persons, firm or corporation and shall be punishable as herein provided.~~ Failure to obtain a permit or to otherwise comply with the requirements of this article shall be subject to the penalties and provisions as set forth in § 125-63 through § 125-63.4. Each day of operation after notification of noncompliance shall constitute a new and separate violation.

§ 128-119 Conflicts.

If any provision of this chapter conflicts with any other provision of the Zoning Ordinance of the County of Page, Virginia, the more stringent provision shall apply.